

Hunt Co.- 113 Acres  
TBD FM 3218  
Commerce, TX 75428

**\$775,000**  
113.200± Acres  
Hunt County



**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**Hunt Co.- 113 Acres**  
**Commerce, TX / Hunt County**

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**SUMMARY**

**Address**

TBD FM 3218

**City, State Zip**

Commerce, TX 75428

**County**

Hunt County

**Type**

Ranches, Recreational Land, Hunting Land

**Latitude / Longitude**

33.247281 / -95.91147

**Dwelling Square Feet**

0

**Acreage**

113.200

**Price**

\$775,000

**Property Website**

<https://www.mossyoakproperties.com/property/hunt-co-113-acres-hunt-texas/45778/>



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**PROPERTY DESCRIPTION**

**The Trails**

Contact Cade Baxter at [214.236.4205](tel:214.236.4205) to schedule a private showing

The Trails is comprised of 113+/- acres with great diversity and even more potential. Towering oaks, planted pine, open meadows, multiple ponds, densely wooded creek bottoms and an extensive road system that provides solid access throughout. The property is well positioned as it is very close to the Sulphur River and as a result, entertains a tremendous amount of game that comes with river proximity, while also having ample acreage that is out of the 100 year floodplain. Whitetail deer, hogs, ducks, dove and other small game utilize this tract either while migrating or call this tract home year round, and it is no surprise why with the amount of cover, food and water present. Beautiful build sites are located all on the northern end and provide a great hideaway escape that is close to town and only 1 hour from DFW! Utilities and city water are present at the road.

**LOCATION:** Hunt county (2.3 miles south of Commerce, TX)

Greenville- 16 miles

Sulphur Springs- 20 miles

Rockwall- 45 miles

DNT/SRT- 64 miles

Dallas- 67 miles

**CLIMATE:** 45 in. annual rainfall

**UTILITIES:** Electric and city water present at road (buyer to confirm)

**WILDLIFE:** Whitetail deer, hogs, ducks, dove

**MINERALS:**

**VEGETATION:** The vegetation consists Post oak, water oak, blackjack, white oak, pecan, loblolly pine, honey locust, cedar elm, native grasses

**TERRAIN:** 20 ft. Elevation change, massive hardwoods, planted pines, open meadows, thick creek bottoms



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**SOILS:** Nahatche loam (51.4%), Kaufman clay (25.3%), Axtell loam (18%), Crockett loam (3.7%), Wilson silt loam (1.6%)

**IMPROVEMENTS:** 5 ponds and perimeter fencing

**CURRENT USE:** Hunting and recreation

**POTENTIAL USE:** Hunting, recreation

**FENCING:** Fencing on the perimeter

**ACCESS:** Paved road on eastern boundary

**EASEMENTS:** sewer, gas

**LEASES:** None

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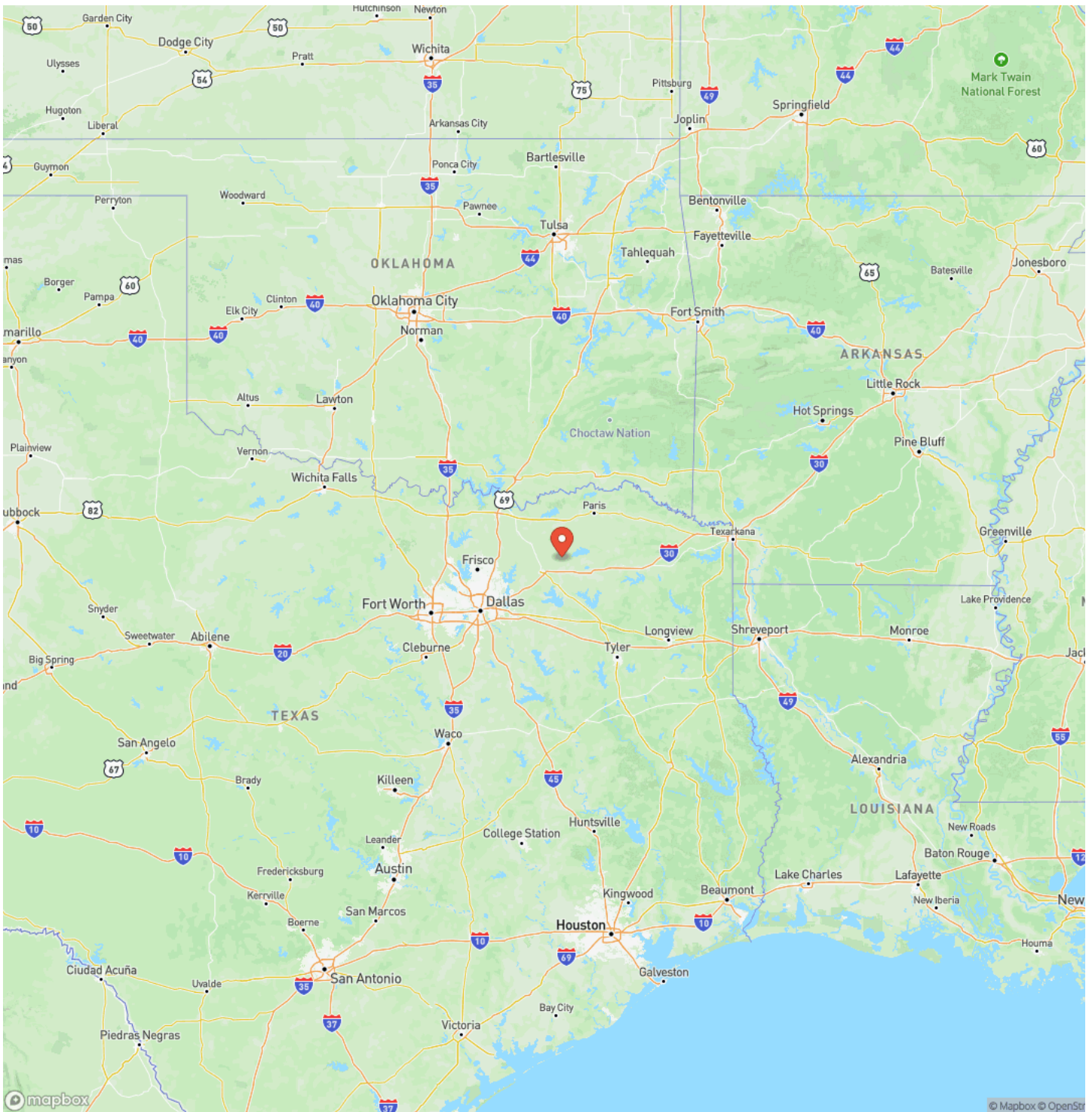


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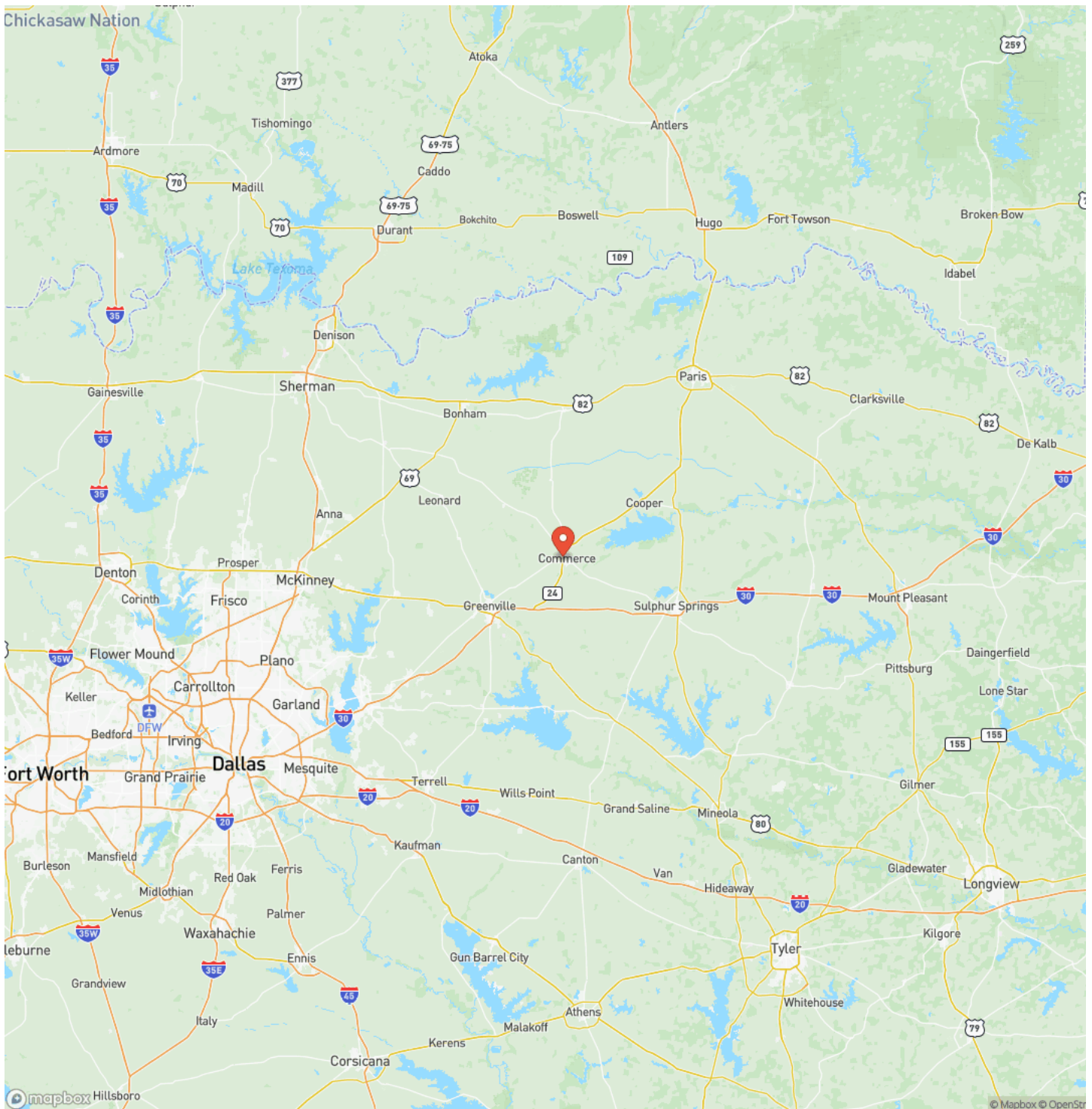




## Locator Map



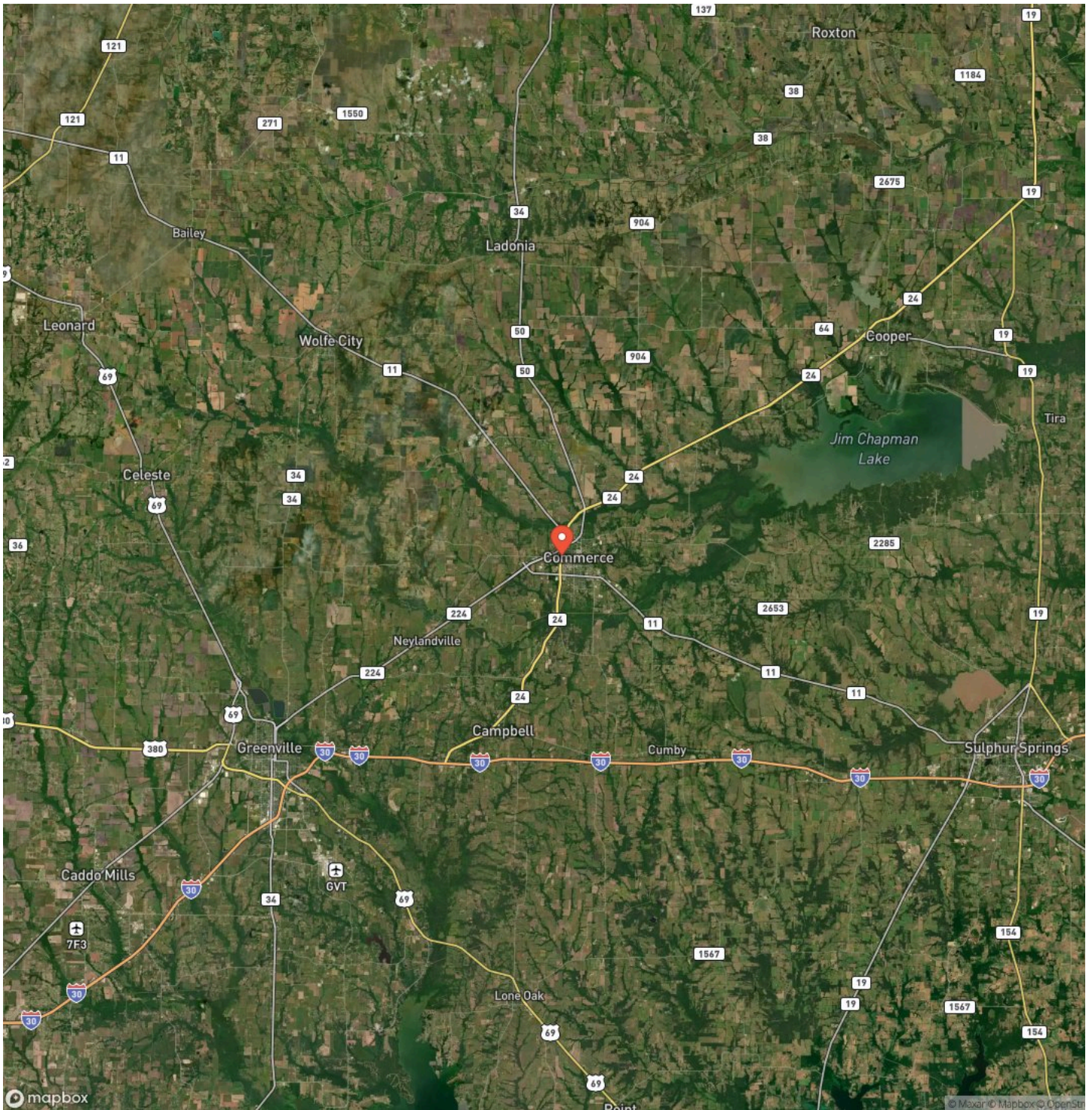
## Locator Map





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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cade Baxter

## Mobile

(214) 236-4205

## Email

cbaxter@mossyoakproperties.com

### Address

City / State / Zip

## NOTES

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## **DISCLAIMERS**

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Land Brokerage & Advisors, LLC.



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**Mossy Oak Properties of Texas**  
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